RICHMOND CITY
PLANNING & ZONING COMMISSION

City Council Chambers
90 South 100 West
Richmond, Utah 84333

The Richmond City Planning & Zoning Commission met in a regularly scheduled meeting at 90 South 100 West Richmond, Utah at 6:30 p.m. on Tuesday, January 4, 2022

Commission Members Present: Jay Bair, Cache Christensen (via phone), Jessica Dunyon, Sharik Peck, Brent Wallis

Staff Present: Justin Lewis (City Recorder), Amber Ervin (City Council)

Others Present: Debbie Zilles

Chair Jessica Dunyon called the meeting to order at 6:30 p.m.

Approval of the December 7, 2021 meeting minutes

Minutes from the December 7, 2021 meeting were reviewed. Sharik moved that the minutes be approved as submitted. Jay seconded the motion. The motion was unanimously approved.

Public Hearing for the purpose of discussion of Ordinance 2022-02, an Ordinance rezoning Parcel Number 09-085-0026 from RE-2 (Residential Estate 2-Acre) to RMD (Residential Medium Density, Minimum 10,000 Square Feet). The parcel is located at approximately 695 South 100 East and is 3.82 acres.

6:36 p.m. Public Hearing Opened

There were not any comments or questions.

6:37 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2022-02

Justin explained that Bryan Dayton is seeking a rezone of his parcel located at 695 South 100 East. He is requesting to go from RE-2 to RMD. They are remodeling the home and the change of zone, and a possible future lot split, will help with the mortgage loan. He reminded the Commission that split zoning is not allowed, so the entire parcel is included in the request.

Jess would have rather see the entire area done at the same time, rather than this flag lot. Justin said they are the only owners at this time who have requested a change, the adjacent properties are owned by other family members.

Brent pointed out that the access, with the new addition, will be located on the north side of the property line.

Justin reminded the Commission that tonight is only consideration for the rezone.

Sharik said medium density seems appropriate for the area.

***** A motion was made by Jay to <u>recommend approval</u> to the City Council for Ordinance 2022-02, an Ordinance rezoning Parcel Number 09-085-0026 from RE-2 (Residential Estate 2-Acre) to RMD (Residential Medium Density, Minimum 10,000 Square Feet). The parcel is located at approximately 695 South 100 East and is 3.82 acres. Brent seconded the motion. The motion passed 4-0. *****

<u>Yes Vote</u>: Bair, Christensen, Peck, Wallis
<u>No Vote</u>: None

<u>Public Hearing</u> for the purpose of discussing Ordinance 2021-11, an Ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development and Management (LUDMO)”, Chapter 12-1000 “Overlays”, Part 12-1010-7 “Open Space”.

6:39 p.m. Public Hearing Opened

There were not any comments or questions.

6:40 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2021-11

Justin reminded the Commission that this issue was discussed for several months in the spring (March 2, April 13, and May 4 meetings). An ordinance was drafted, based on those discussions, but has never been formally approved or adopted. He reminded the Commission that there was quite a bit of discussion regarding open space and the decision was to leave it at 40%. Cache also mentioned that landscaping definitions were added and clarified, which will allow for smarter water use options.

***** A motion was made by Sharik to <u>recommend approval</u> to the City Council for Ordinance 2021-11, an Ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development, and Management (LUDMO)”, Chapter 12-1000 “Overlays”, Part 12-1010-7 “Open Space”. Cache seconded the motion. The motion passed 4-0. *****

<u>Yes Vote</u>: Bair, Christensen, Peck, Wallis
<u>No Vote</u>: None

Public Hearing for the purpose of discussing Ordinance 2022-04, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)", Chapter 12-1000 "Overlays", Part 12-1030-6 "Area, Width, and Yard Regulations".

6:45 p.m. Public Hearing Opened

There were not any comments or questions.

6:46 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2022-04

This is a newly proposed ordinance to clarify setback requirements in multi-family projects. The current code is difficult to interpret. The goal is to make it easy to understand. Most cities have a 30' front setback, which is what is being proposed. Rear setbacks in most cities range from 15-30'.

Justin said a developer recently had questions and staff realized that the current ordinance is poorly written.

The Commission unanimously agreed to the following changes:

A. *Front yard setback shall be a minimum of **thirty (30)** feet from the back/non-street side of the sidewalk.*

B. *Side yard setbacks shall be a minimum of **twenty (20)** feet from any wall projection or adjacent structure.*

   1. *If the rear of a building is adjacent to the side of a building, the side yard setback shall be a minimum of **thirty (30)** feet from any wall or adjacent building.*

   2. *The side yard setback for a building with a side entrance shall be a minimum of **twenty (20)** feet apart from the entry landing or bottom step.*

   3. *Side yard setbacks on buildings built on a corner shall have a minimum of **twenty (20)** feet on the side of the building facing the street/road. This applies to building built on public or private roads.*

C. *Rear yard setback shall be a minimum of **thirty (30)** feet from a wall projection or adjacent structure when the adjacent property is zoned any classification but this classification. Rear yard setback shall be a minimum of **thirty (30)** feet from a wall projection or adjacent structure if the adjacent property is zoned the same.*

D. *Roof overhangs are not used when calculating the front, side, or back setback unless supported by a footing or foundation.*

***** A motion was made by Sharik to recommend approval to the City Council for Ordinance 2022-04, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)", Chapter 12-**

1000 "Overlays", Part 12-1030-6 "Area, Width, and Yard Regulations". Brent seconded the motion. The motion passed 4-0. *

Yes Vote: Bair, Christensen, Peck, Wallis
No Vote: None

Discussion on Richmond City Municipal Code Parts 12-1010-3 "Height, Area, Width and Yard Regulations" and 12-1010-4 "General Requirements".

Jay suggested adding a specific number of units to Section F.1(a) which currently reads "*The allowable density shall be determined by the Richmond City Planning and Zoning Commission*".

Brent would like to have more time to review the Code before agreeing to any changes. He is not opposed to clustered density, however, is not sure that "*In no case shall total coverage by structures be greater than 60%*" and "*Total open space shall be less than 40% of the entire project*" provides enough protection.

Jess agreed and noted that there might be places in town which accommodate this type of development. Jay said with Lee's construction this spring, he does not want to see the same situation as development around the store in Smithfield.

Jess noted that live/work development is a very popular trend.

Cache asked about parking, Justin said there is no consistency within the state. He asked that members review the parking and suggested discussing it next month. He would like everyone to consider what the max per unit should be.

OTHER

The next meeting will be on Feb. 1, 2022. Seth Tait (legal counsel) will be in attendance to provide a Land Use 101 Training and answer questions at 7:00 p.m. If the agenda fills up, there may be a need to change the meeting time from 6:30 to 6:00 to accommodate that discussion. The Mayor and City Council have been invited to attend. Justin will advise if the meeting time needs to change.

On Jan. 10 @ 6:30 p.m. there will be an open house where the new Mayor and City Councilmembers will receive the oath of office.

Before the next meeting, Justin asked members to download the SharePoint app (for Android and Apple devices). This is where meeting information will be kept.

***** A motion was made by Brent to adjourn at 7:25 p.m. Cache seconded the motion. The motion passed unanimously. *****

Minutes submitted by Debbie Zilles

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Planning Commission Chairperson